## WARRANTY DEED

Form WD-1

Revised 12/2021

Code: N/A

Parcel: 34

Page: 1 of 2

THIS INDENTURE WITNESSETH, That Charles Carter II and Sarah Carter, husband and wife, the Grantor(s) of Tippecanoe County, State of Indiana Convey(s) and Warrant(s) to The Board of Commissioners of Tippecanoe County in the State of Indiana, the Grantee, for and in consideration of the sum of One thousand one hundred fifty and 00/100 Dollars (\$1,150.00) (of which said sum \$1,150.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record. The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The grantor(s) assume(s) and agree(s) to pay the <u>2021</u> payable <u>2022</u> real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by The Board of Commissioners of Tippecanoe County, IN <u>Grantee mailing address:</u>
20 N. 3<sup>rd</sup> Street
1<sup>st</sup> Floor
Lafayette, IN 47901

Form WD-1		Project:	1401280	
Revised 12/2021		Code:	N/A	
		Parcel:	34	
		Page:	2 of 2	
day of, 2022.	tor(s) have	executed this instr	ument this	17
Signature Signature	(Seal)	Signature		(Seal)
Charles Carter II, husband		Sarah Carter, wife		
Printed Name		Printed Name		
C'	_ (Seal)			(Seal)
Signature		Signature		
Printed Name		Printed Name		
STATE OF INDIANA:	DO.			×
COUNTY OF TIPPECANOE:	SS:			
intermed.				
Before me, a Notary Public in and for said State and and wife, the Grantor(s) in the above conveyance, and voluntary act and deed and who, being duly sworn, sta	dacknowle	dged the execution	of the same on t	he date aforesaid to be their
Witness my hand and Notarial Seal this	17	day of	MAY	, 2022.
Signature Cut-			OLIET.	ON BIOVERSON IN
Printed Name			SEAL (5) Alle	ON DICKERSON, Notary Public on County, State of Indiana
My Commission expires			My Comm	nission Expires August 27, 2023 Commission No. 671065
I am a resident of	County.			
This instrument prepared by: Douglas J. Masson #19474 Street, Ste. C, Lafayette, IN 47901	I-53, Attorn	ey, Hoffman, Luhm	an, & Masson At	torneys at Law, 200 Ferry

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document,

unless otherwise required by law. Douglas J. Masson

## EXHIBIT "A"

Project:

1401280

Parcel 34 Fee Simple

Form WD-1

Key # 79-02-36-380-032.000-023

Sheet 1 of 1

A part of Lot 1 as shown on the Plat of Kimberly Estates Part Two Subdivision, the plat of which is recorded in Plat Book 14 Page 4A, in the Office of the Recorder of Tippecanoe County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked "Exhibit "B", described as follows: Beginning at the southwest corner of said Lot; thence North 00 degrees 16 minutes 31 seconds West 75.28 feet along the west line of said Lot; thence Northeasterly 10.69 feet along an arc to the right having a radius of 20.00 feet and subtended by a long chord having a bearing of North 15 degrees 02 minutes 13 seconds East and a length of 10.56 feet; thence South 00 degrees 09 minutes 21 seconds West 85.47 feet to the south line of said Lot; thence South 89 degrees 43 minutes 29 seconds West 2.15 feet along said south line to the Point of Beginning, and containing 202 square feet, more or less.

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Alan Brent Cleveland, Indiana Registered Professional Surveyor, License No. LS80880007, on the 25<sup>th</sup> Day of June, 2020.

Alan Brent Cleveland, P.S

Ans. Culm

Indiana Registered Professional Surveyor No. LS80880007



Parcel: 34

Project: 1401280 Des. # 1401280

County: TIPPECANOE

Section: 36 Township: 24N Range: 5W

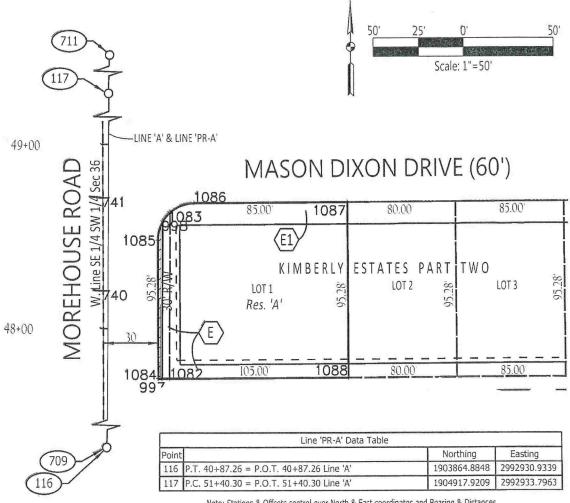
## Right of Way Parcel Plat Exhibit "B"

Owner: Charles Carter, II and Sarah Carter Special Warranty Deed: Instrument No. 201111018102

Tax Key: 79-02-36-380-032.000-023

Code: N/A Page: 1 of 1 Prepared by: S. Hartman Checked by: A. Cleveland

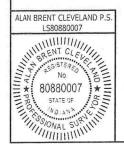
Hatched Area is the Approximate taking



Note: Stations & Offsets control over North & East coordinates and Bearing & Distances

	Pa	rcel Coordinate C	Chart (Shown in F	eet)	
Point	Northing	Easting	Station	Offset	Line
709	SEE L	OCATION CONTR	OL ROUTE SURV	EY PLAT	
711	SEE L	OCATION CONTR	ROL ROUTE SURV	EY PLAT	

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances



## SURVEYOR'S STATEMENT:

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat together with the Location Control Route Survey Plat. Recorded as Instrument #2017/1017494 in the Office of the Recorder of Tippecanoe County, Indiana (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12")

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

Alus. Culms Date: 6/25/2020

E > 10' Utility & Drainage Easement (E1) 12' Utility & Drainage Easement



DLZ INDIANA, LLC 157 E. MARYLAND STREET INDIANAPOLIS, INDIANA 46204-3608 (317) 633-4120

Project: 1763 1212 90

The attached Warranty Deed - Parcel 34 (Morehouse Rd. Project) is approved and
accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of
Indiana, on this 6 day of June , 2022.
Davis S. Byers, President
Tracy A. Brown, Vice President
Thomas P. Murtaugh, Member
Thomas 1. Warangi, Wember
Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana
Attest:
Robert A. Plantenga, Auditor